

**Marina Village at Saratoga Springs  
Monthly Open Board Meeting  
7:00 p.m. SSOA Clubhouse  
September 6, 2007**

**Directors and officers present:** Keith Eaton, director and secretary; Ron Long, treasurer; C.J. Stott, president; Terry Wolsey, director.

**Directors and officers absent:** Roman Patt, director.

**Homeowners present:** Judith Eaton, Robert and Dorothy Haering, Ken and Diana Rice, Mark Ridderhoff.

**Notice:** Notice of the meeting was sent out in the SSOA newsletter, and this was a regularly scheduled meeting (on the first Thursday of each month) which is shown on the calendar of our website. Also, email notification was sent to those for whom we have a current email address, and postal mail notices were sent to the other homeowners. Notices were also posted on the sides of the mailboxes in Marina Village.

**Quorum:** Since a majority of the board members were present, we had a quorum for the purposes of carrying out Marina Village business.

**Call to order:** CJ Stott called the meeting to order at approximately 7:07 pm.

**Approval of minutes of previous meetings:** The minutes of the previous monthly meeting (August 2) had been posted on our website and/or distributed to all officers and directors and mailed to those without an email address so the minutes were not read at this time. The minutes of the special directors and officers meeting on August 22 had also been distributed to all officers and directors. The minutes of both meetings were unanimously approved as submitted.

**Report of directors and officers:**

Treasurer Ron Long reported that as of August 31, 2007 we had \$10,164.70 in CDs, \$5,040.59 in a money market account, and \$16,364.92 in our checking account for a total of \$31,570.30.

He also reported that we had expenditures last month of \$1762.00 not including any lawn care expenses we incurred.

Ron was not able to reach his contact at Wells Fargo who has been requested to supply us with copies of the statements for the previous five (5) years (when Larry Russell ran the association).

Ron removed the final flagpole at the corner of Saratoga Dr. and Bayside Dr. on August 4.

Director Terry Wolsey reported that he was still in the process of obtaining waivers for the various companies involved in our previous sprinkler repair work as well as waiting for correction of a drainage problem on the corner of Rice's property. Once these items are completed he will approve the bill.

He also reported that most sprinklers were now working but a few were apparently plugged up. Mark Ridderhoff reported that the sprinklers in the island in front of lot #s 15 and 16 were not coming on. Some maintenance will be required on the sprinklers.

Terry also reported that lot #1 has been re-staked, so he assumed that construction was imminent.

Terry reported that the correction of the deficiencies on lot #12 was almost complete. Some additional sod needs to be installed.

Terry reported that the glass for the replacement window for Evelyn Harris was still at the vendor's awaiting pick up.

### **Unfinished business:**

We have received a letter from Wells Fargo (via James Blakesley) stating their intention to put lot #11 up for sale. They are offering Marina Village a chance to bid on the lot first before it is listed with an agent. We must make an offer by September 14 if we are interested. (Wells Fargo supposedly valued the lot at approximately \$60,000.00 when they took possession of it).

Ron said that he had talked to Dan Carey (the realtor originally responsible for sales of property in Marina Village). He said that he had a document signed by McLaughlin stating that lot #11 was not buildable. He is trying to locate it in his files and will get a copy to Ron ASAP.

CJ said that he knew of a real estate attorney in Orem that he thought would be a good candidate to represent us on this matter. Terry mentioned that one of his sons was in real estate and he would check with him about possible attorneys as well.

We will try to obtain any documents that Dan Carey has, then contact an attorney, and proceed from there. Since Wells Fargo wants to sell the lot, time is of the essence.

Ron was concerned that the sidewalks on new lot #16 and lot #17 had not yet been repaired. Terry said that he had written several emails to Jason Smith of Apex management asking what the status was. He also stated that Apex had not yet done the paving on lot #40. Ron moved that we send a certified letter to Apex requesting repair of these defects within ten (10) days. If Apex does not make the repairs, then MVHOA should do it and assess the homes on lot #s 16 and 40 for the respective amounts. The motion was unanimously passed.

Ron said that he was trying to contact Bratt Construction to get quotes on completing the walkway to the park, to complete the landscaping for lot #s 29 and 30, and for recommendations and a quote on tree trimming. We will still need one additional quote.

Terry said that he would ask Jake for a quote for lawn and sprinkler maintenance for the future. Ron mentioned that we need to get shrubs trimmed as well.

Keith reported that there was no new progress on getting the CC&Rs revised. Terry suggested that we should have a meeting ASAP to discuss them and resolve any final issues so that we can submit the proposed CC&Rs to the homeowners for approval. A meeting was set for Tuesday, September 12 at 7:00 pm at Ron Long's for the board and officers to review the proposed changes. Any other interested homeowners are welcome as well.

Ron said that he had put some handwritten notices on vehicles that were in violation of our parking regulations. Keith said that he would work with SSOA to get some preprinted warning notices for us to use.

**New business:**

We had a discussion about how best to handle the MVHOA/SSOA interface. CJ suggested that it might be good to schedule a meeting between our board and theirs to discuss these matters. We will discuss the interface issue further at a later MVHOA board meeting.

Judi Eaton suggested that it would be nice to have more than one streetlight in our development. Terry suggested that it would be better if it were something less intrusive than the current streetlight. No action was taken at this time.

Keith volunteered to talk to Becki Wheeler about how we should go about getting our sprinklers maintained.

Keith mentioned that because of the problems with the cryptosporidium parasite (which causes stomach cramps and diarrhea) that the SSOA swimming pool was going to be closed every Tuesday for super chlorination and that no one under five (5) would be allowed in the pool. These measures have been requested by the Utah Department of Health.

**Adjournment:** C.J. adjourned the meeting at approximately 9:45 pm.

Respectively submitted:  
September 9, 2007

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Keith Eaton

October 4, 2007  
Approved Date